



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING

DATE REQUESTED: December 5, 2018

NAME & NUMBER OF PROJECT: 9479 El Rey Boulevard Water Service Extension Request #4279

NAME OF APPLICANT OR ORGANIZATION: Hank Smith, P.E.
Texas Engineering Solutions, LLC.

LOCATION: 9479 El Rey Blvd., Austin, TX 78737

COUNCIL DISTRICT: Austin Extraterritorial Jurisdiction

PROJECT FILING DATE: July 3, 2018

WPD/ENVIRONMENTAL STAFF: Kaela Champlin, Program Coordinator
(512) 974-3443, kaela.champlin@austintexas.gov

WATERSHED: Slaughter Creek Watershed, Barton Springs Zone, Drinking Water Protection Zone

ORDINANCE: Watershed Protection Ordinance

REQUEST: Water Service Extension Request recommendation

STAFF DETERMINATION: Staff does not recommend approval

REASONS FOR DETERMINATION: Providing centralized water service to the site would not solve known or potential environmental problems and would likely facilitate increased development intensity and the associated negative environmental impacts in a sensitive environmental area outside of the City of Austin's full purpose jurisdiction.



MEMORANDUM

TO: Linda Guerrero, Chair, and Members of the Environmental Commission

FROM: Kaela Champlin, Program Coordinator
Watershed Protection Department

DATE: October 29, 2018

SUBJECT: 9479 El Rey Blvd. Water Service Extension Request #4279

Service Extension Requests (SER) located in the Drinking Water Protection Zone and outside of the City of Austin's full purpose jurisdiction require Council approval and review by the Environmental Commission. Watershed Protection Department staff has completed the review for 9479 El Rey Boulevard water SER and do not recommend approval of the request.

Site Overview

The site consists of one tract of approximately 8.62 acres, located at 9479 El Rey Boulevard in the City of Austin's extraterritorial jurisdiction. The site is in the City of Austin's Extraterritorial Jurisdiction, the Slaughter Creek watershed classified as the Barton Springs Zone, and the Drinking Water Protection Zone. The site is also within the Edwards Aquifer Contributing Zone and is subject to the Save Our Springs (SOS) Ordinance. Approximately two-thirds of the site are within a critical water quality zone and water quality transition zone. An Environmental Resource Inventory was not submitted by the applicant.

Development Impacts

The proposed land use is single family residential and to date, no application for development has been submitted. Applicant shall construct approximately 330 feet of 8-inch water main from the existing 8-inch water main located on El Rey Boulevard and extend west along El Rey Boulevard to the subject tract as shown on the attached map. The property owner is requesting centralized water service and has proposed to install an on-site sewage facilities (OSSF) for wastewater management.

Environmental Impacts

The site is located in an environmentally sensitive area where the City discourages increased development. The entire site is in the Barton Springs Zone and the Drinking Water Protection Zone within the Slaughter Creek Watershed. Centralized water service would not solve any

known or potential environmental impacts associated with alternative water sources on the site. Instead, the increased development intensity could create negative environmental impacts.

Recommendation

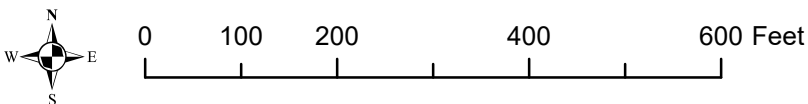
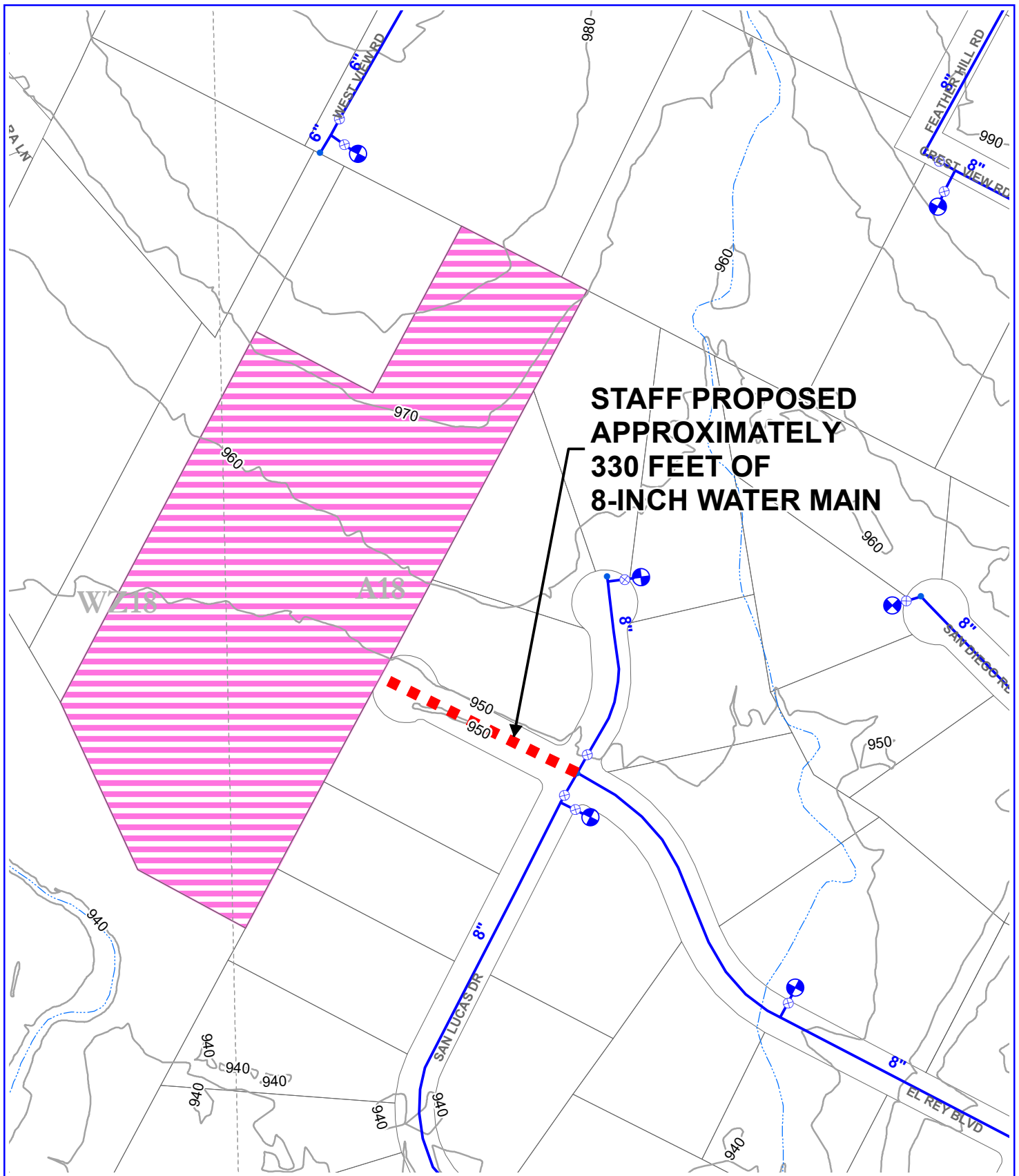
Watershed Protection Department staff concludes that providing centralized water service to the site would not solve known or potential environmental problems and would likely facilitate increased development and the associated negative environmental impacts in a sensitive environmental area outside of the City's full purpose jurisdiction. Staff therefore recommends against approval of Service Extension Request #4279.


The attached information provides further detail on the applicant's request. Please feel free to contact Kaela Champlin at (512) 974-3443 or kaela.champlin@austintexas.gov if you have any questions or comments about the proposed SER.

cc: Kevin Critendon, P.E., Austin Water
Cole Huggins, P.E., Austin Water
Chris Herrington, P.E. Watershed Protection Department

WATER AND WASTEWATER
SERVICE EXTENSION
REQUEST FOR
CONSIDERATION

Name: 9479 El Rey Blvd		Service Requested: Water
SER-4279	Hansen Service Request Number 748070	Date Received: 07/03/2018
Location: 9479 EL REY BLVD AUSTIN TX 78737 9479 El Rey Blvd		
Acres: 8.62	Land Use: SINGLE FAMILY	LUE: 1
Alt. Utility Service or S.E.R. Number: Proposed OSSF		
Quad(s): A18	Reclaimed Pressure Zone: N/A	DDZ: NO
Drainage Basin: SLAUGHTER	Pressure Zone: SOUTHWEST C	DWPZ: YES
Demand (Estimated Peak Hour): 2 GPM		FIRE FLOW: 1,000 GPM
Cost Participation: \$0.00	% Within City Limits: 0	% Within Limited Purpose: 0
Description of Improvements: Applicant shall construct approximately 330 feet of 8-inch water main from the existing 8-inch water main (Project no. 2006-0829) located in El Rey Blvd., and extend west along El Rey Blvd. to the subject tract as shown on the attached map. NOTE: Water demand and fire flow requirement based on engineering calculations received from Henry B. Smith, P.E. of Texas Engineering Solutions, LLC on 7/3/18.		
Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below: 1) Construction of all Service Extensions is subject to all environmental and planning ordinances. 2) Service Extensions are subject to the guidelines established in the Land Development Code, Chapter 25-9, Water and Wastewater Utility Service. 3) An approved Service Extension is not a reservation of capacity in the system, but is an acknowledgment of the intent to serve. Available capacity shall be confirmed at the time a development application is submitted. 4) The level of service approved by this document does not imply commitment for land use. 5) Public utility mains must meet City of Austin design and construction criteria and must be approved by Austin Water Engineering Review. 6) Approval of a site plan that meets the Fire Department requirements for fire control. 7) Proposed public water improvements will be dedicated to the City of Austin for ownership, operation, and maintenance. 8) Proposed public water improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be approved by Austin Water Engineering Review and must be in place prior to construction plan approval. 9) The approved Service Extension will automatically expire 180 days after date of approval unless a development application has been accepted by the Development Services Department. The Service Extension expires on the date the development expires, or if approved, on the date the development application approval expires.		



 Subject Tract

W. S.E.R. Name: 9479 El Rey Blvd.

W. S.E.R. Number: 4279

Utility Development Services Plotted 10/11/2018

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This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of the property boundaries. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.